AITCHISON RAFFETY

- Self-contained office building
- Gas central heating
- Suspended ceilings with Cat II lighting
- Skirting trunking with inset Cat V cabling
- Door entry system
- 12 car parking spaces in gated car park

01727 843232

Matthew.Bowen@argroup.co.uk

Borderlake House, Riverside Industrial Estate, London Colney AL2 1DT

Self-contained offices with gated parking

Approx. 2,180 sq ft (202.53 sq m)

To Let

Borderlake House, Riverside Industrial Estate, Lowbell Lane, London Colney AL2 1DT

Description

Comprises an entirely self-contained two storey office building providing predominantly open plan accommodation on each floor. The offices benefit from excellent natural light, gas central heating, door entry, fire and security systems, suspended ceilings with inset cat II lighting, skirting trunking with inset cat v cabling, kitchenette and male and female WCs.

Location

The premises are situated just off High Street, London Colney, less than one mile from Junction 22 of the M25. The M1 and A1(M) in turn are both within a few miles drive.

Floor Area

The approximate gross internal floor area:

Ground Floor	1,077 sq ft	100.05 sq m
First Floor	1,103 sq ft	102.47 sq m
Total	**2,180 sq ft**	**202.53 sq m**

Rent

To rent at **£39,500 per annum**.

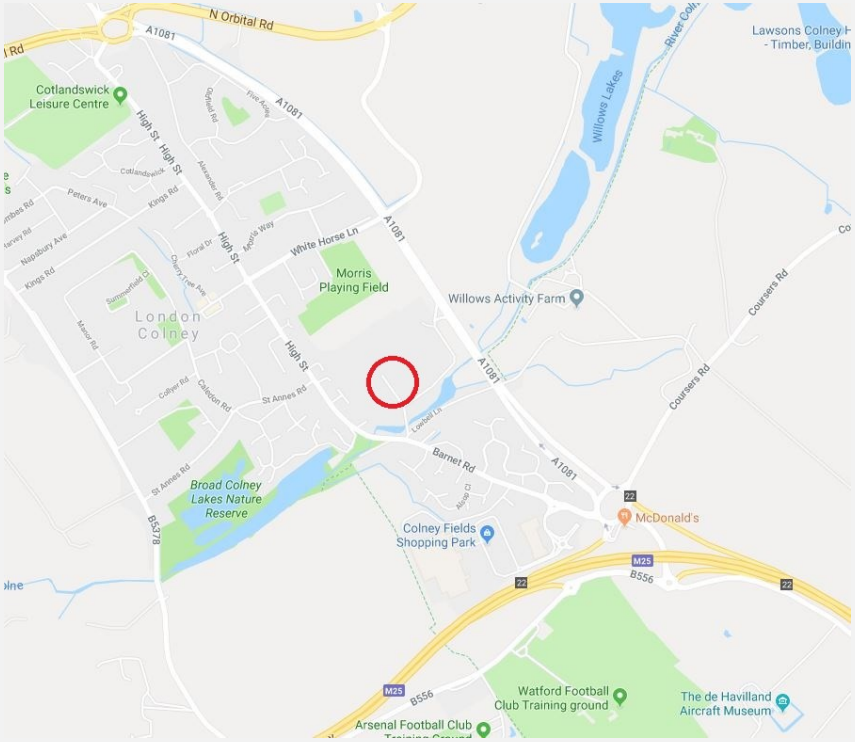
Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £28,000 p.a with rates payable of approximately **£13,000** pa.

Energy Performance Rating - Awaited.

VAT

All prices quoted will be subject to VAT



Viewings

Strictly by appointment via the sole agents.

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